

**SUPPLEMENTAL INFORMATION FOR ITEM NO. 5E**

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**CITY COUNCIL OF MONTEREY PARK  
AND THE CITY COUNCIL ACTING ON BEHALF OF THE SUCCESSOR AGENCY  
OF THE FORMER REDEVELOPMENT AGENCY**

**AGENDA**

**SUMMARY ACTIONS**  
**NOT OFFICIAL MINUTES**

**REGULAR CITY COUNCIL MEETING**

**Wednesday  
September 16, 2020  
6:30 p.m.**

**EXECUTIVE ORDER NO. N-29-20**

These meetings will be conducted pursuant to Section 3 of Executive Order No. N-29-20 issued by Governor Newsom on March 17, 2020.

Accordingly, Councilmembers will be provided with a meeting login number and conference call number; they will not be physically present at Council Chambers.

Pursuant to the Governor's order, the public may provide public comment utilizing the methods set forth below.

Note that City Hall is currently closed to the public. You will not be admitted to City Hall

**MISSION STATEMENT**

The mission of the City of Monterey Park is to provide excellent services to enhance the quality of life for our entire community.

**GENERAL INFORMATION**

Documents related to an Agenda item are available to the public in the City Clerk's Office located at 320 West Newmark Avenue, Monterey Park, CA 91754, during normal business hours and the City's website at <http://www.montereypark.ca.gov/AgendaCenter/City-Council-17>.

The public may watch the meeting live on the city's cable channel MPKTV (AT&T U-verse, channel 99 or Charter Communications, channel 182) or by visiting the city's website at <http://www.montereypark.ca.gov/133/City-Council-Meeting-Videos>.

This Agenda may include items considered by the City Council acting on behalf of the Successor Agency of the former Monterey Park Redevelopment Agency which dissolved February 1, 2012. Successor Agency matters will include the notation of "SA" next to the Agenda Item Number.

## **PUBLIC PARTICIPATION**

In accordance with Executive Order No. N-29-20 and guidance from the California Department of Public Health on gatherings, remote public participation is allowed in the following ways:

### **Via Email**

Public comment will be accepted up to 24 hours before the meeting via email to [mpclerk@montereypark.ca.gov](mailto:mpclerk@montereypark.ca.gov) and, when feasible, read into the record during public comment. Written communications are limited to not more than 50 words.

### **Via Telephone**

Public comment may be submitted via telephone during the meeting, before the close of public comment, by calling (888) 788-0099 or (877) 853-5247 and entering Zoom Meeting ID: 943 3669 2099 then press pound (#). When prompted to enter participation ID number press pound (#) again. If participants would like to make a public comment they will enter “\*9” then the Clerk’s office will be notified, and you will be in the rotation to make a public comment. Participants are encouraged to join the meeting 15 minutes before the start of the meeting. You may speak up to 5 minutes on Agenda item. Speakers will not be allowed to combine time. The Mayor and City Council may change the amount of time allowed for speakers. As part of the virtual meeting protocols, anonymous persons will not be allowed to provide public comment.

### **Important Disclaimer**

When a participant calls in to join the meeting, their name and/or phone number will be visible to all participants. Note that all public meetings will be recorded.

**CALL TO ORDER** Mayor at 6:30 p.m.

**FLAG SALUTE** Mayor

**ROLL CALL** Peter Chan, Hans Liang, Henry Lo, Fred Sornoso, Yvonne Yiu

## **AGENDA ADDITIONS, DELETIONS, CHANGES AND ADOPTIONS**

### **CITY ATTORNEY BERGER REPORTED THE WAS A SUPPLEMENTAL AGREEMENT FOR ITEM NO. 5E.**

#### **PUBLIC COMMUNICATIONS:**

While all comments are welcome, the Brown Act does not allow the City Council to take action on any item not on the agenda. The Council may briefly respond to comments after Public Communications is closed. Persons may, in addition to any other matter within the City Council's subject-matter jurisdiction, comment on Agenda Items at this time. If you provide public comment on a specific Agenda item at this time, however, you cannot later provide comments at the time the Agenda Item is considered.

**[1.] PRESENTATION**

**1-A. LEGISLATIVE UPDATE FROM SENATOR SUSAN RUBIO**

**1-B. MPK COUNTS CENSUS 2020 – INFORMATIONAL UPDATE**

**1-C. CDBG POST-COVID ASSISTANCE PROGRAM – INFORMATIONAL UPDATE**

**1-D. BUSINESS RECOVERY PROGRAM UPDATE**

**[2.] OLD BUSINESS – NONE.**

**[3.] CONSENT CALENDAR ITEMS NOS. 3A-3H**

MOTION BY: LIANG				
SECONDED BY: YIU				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LIANG	X			
SORNOSO	X			
LO	X		ITEM NO. 3F	
YIU	X			
CHAN	X		ITEM NO. 3F	

**APPROVED/ADOPTED ON CONSENT CALENDAR  
ITEM NOS. 3A, 3B, 3D, 3F, 3G & 3H, AND  
EXCLUDING ITEM NOS. 3C & 3E WHICH WERE  
PULLED FOR SEPARATE DISCUSSION.  
MAYOR CHAN AND COUNCIL MEMBER LO  
DECLARED POTENTIAL CONFLICT ON ITEM NO. 3F**

**3-A. MONTHLY INVESTMENT REPORT – AUGUST 2020**

It is recommended that the City Council:

- (1) Receive and file the monthly investment report; and
- (2) Take such additional, related, action that may be desirable.

**RECEIVED AND FILED ON CONSENT CALENDAR**

**3-B. MINUTES**

It is recommended that the City Council, and the City Council acting on behalf of the Successor Agency:

- (1) Approve the minutes from the Joint Regular and Special meetings of July 1, 2020 and July 15, 2020 and the Special Meeting of July 11, 2020, July 14, 2020 and July 15, 2020
- (2) Take such additional, related, action that may be desirable.

**APPROVED ON CONSENT CALENDAR**

**3-C. CONSIDERATION AND POSSIBLE ACTION TO ADOPT THE 2020 CONFLICT OF INTEREST CODE FOR THE CITY OF MONTEREY PARK IN ACCORDANCE WITH THE POLITICAL REFORM ACT**

It is recommended that the City Council:

- (1) Adopt the resolution amending the City's Conflict of Interest Code; and
- (2) Take such additional, related, action that may be desirable.

MOTION BY: CHAN				
SECONDED BY: YIU				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LIANG	X			
SORNOSO	X			
LO	X			
YIU	X			
CHAN	X			

**APPROVED RECOMMENDATION AS AMENDED TO  
ADD "PLANNER MANAGER"**

**RESOLUTION NO. 12198 ADOPTED**

**3-D. AUTHORIZE THE CITY MANAGER TO EXECUTE A LICENSE AGREEMENT FOR THE YWCA SAN GABRIEL VALLEY TO CONDUCT THE ELDERLY NUTRITION PROGRAM AT LANGLEY SENIOR CENTER**

It is recommended that the City Council consider:

- (1) Authorizing the City Manager, or designee, to execute a license agreement, in a form approved by the City Attorney for the YWCA San Gabriel Valley to conduct the Elderly Nutrition Program at Langley Senior Center; and/or
- (2) Taking such additional, related action that may be desirable.

**APPROVED ON CONSENT CALENDAR**

**3-E. NOTIFICATION OF FINAL MAP REVIEW PURSUANT TO MONTEREY PARK MUNICIPAL CODE § 20.20.050 AND SUBDIVISION MAP ACT (GOVERNMENT CODE § 66448(D)) – TENTATIVE MAP NO. 78209 (772 BARNUM WAY)**

It is recommended that the City Council:

- (1) Receive and file report; and
- (2) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The City Planner found that the Project was categorically exempt from the requirements of CEQA pursuant to CEQA Guidelines §§ 15315 as a Class 15 categorical exemption (Minor Land Division).

**RECEIVED AND FILED**

**3-F. GARVEY RESERVOIR AREAS 2, 3, & 4 DRAINAGE IMPROVEMENTS - AWARD OF CONTRACT**

It is recommended that the City Council:

- (1) Authorize the City Manager to execute a public works contract, in a form approved by the City Attorney, with FS Contractors, Inc., in the amount of \$192,221 for the Garvey Reservoir Areas 2, 3, & 4 Drainage Improvements, Specification No. 2020-03;
- (2) Authorize the Director of Public Works to approve change orders and contingency up to \$28,833 (15%) of the contract amount, for a total project cost of \$221,054; and
- (3) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The proposed project is categorically exempt from the requirements of the California Environmental Quality Act (CEQA) pursuant to 14 California Code of Regulations § 15301 as a Class 1 categorical exemption (Existing Facilities). The project results in minor alterations to existing public facilities involving no significant expansion of the existing use. The project is not anticipated to have any significant

**MAYOR CHAN AND COUNCIL MEMBER LO DECLARED A POTENTIAL CONFLICT ON THIS ITEM.**  
**APPROVED ON CONSENT CALENDAR**

**3-G. WAIVE FURTHER READING AND ADOPT AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE §§ 6.20.020 AND 9.100.020 TO INCLUDE CANNABIS AND ITS DERIVATIVES AS PART OF THE PROHIBITION ON SMOKING IN OUTDOOR PUBLIC AREAS AND REGULATION OF TOBACCO RETAILER LICENSING**

It is recommended that the City Council consider:

- (1) Waiving second reading and adopting the proposed ordinance; and
- (2) Taking such additional, related, action that may be desirable.

**APPROVED/ADOPTED ON CONSENT CALENDAR, ORDINANCE NO. 2188 ADOPTED**

**3-H. WAIVE FURTHER READING AND ADOPT AN ORDINANCE AMENDING TITLE 20 (SUBDIVISIONS) OF THE MONTEREY PARK MUNICIPAL CODE IN ITS ENTIRETY IN ACCORDANCE WITH THE SUBDIVISION MAP ACT (GOVERNMENT CODE §§ 66410, ET SEQ.)**

It is recommended that the City Council consider:

- (1) Waiving second reading and adopting the proposed ordinance; or
- (2) Taking such additional, related, action that may be desirable.

**APPROVED/ADOPTED ON CONSENT CALENDAR, ORDINANCE NO. 2189 ADOPTED**

**RECESSED – 8:29 P.M.**

**RECONVENED – 8:35 P.M.**

**[4.] PUBLIC HEARING**

**4-A. CONSIDERATION AND POSSIBLE ACTION TO INTRODUCE AND WAIVE FIRST READING OF AN ORDINANCE ADDING A NEW CHAPTER 21.50 ENTITLED “ACCESSORY DWELLING UNITS” TO THE MONTEREY PARK MUNICIPAL CODE PURSUANT TO GOVERNMENT CODE §§ 65852.2 AND 65852.22**

It is recommended that the City Council:

- (1) Open the continued public hearing, take testimonial and documentary evidence and, after considering the evidence, introduce and waive first reading of the Ordinance; and/or
- (2) Take such additional, related, action that may be desirable.

CEQA (California Environmental Quality Act):

The Ordinance was revised for compliance with the California Environmental Quality Act (California Public Resources Code §§ 21000, et seq., “CEQA”) and CEQA regulations (14 California Code of Regulations §§ 15000, et seq.; “CEQA Guidelines”). The Ordinance is exempt from additional environmental review pursuant to CEQA Guidelines § 15282(h) because it is an Ordinance implementing the provisions of Government Code §§ 65852.1 and 65852.2 (as set forth in Public Resources Code § 21080.17) regarding accessory dwelling units in a single-family or multifamily residential zone.

MOTION BY: LIANG				
SECONDED BY: LO				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LIANG	X			
SORNOSO	X			
LO	X			
YIU	X			
CHAN	X			

**PUBLIC HEARING HELD**  
**APPROVED RECOMMENDATION**  
**ORDINANCE -1<sup>ST</sup> READING**

**[5.] NEW BUSINESS**

**5-A. CONSIDERATION AND POSSIBLE ACTION REGARDING LOCAL CAMPAIGN CONTRIBUTION LIMITS**

It is recommended that the City Council:

- (1) Receive and file report;
- (2) Provide direction regarding imposing campaign contribution limits and
  - a. Direct that a resolution or an ordinance imposing no limits (default contribution limit amount will be the same amount as for state elected officials) be brought for adoption; or
  - b. Direct that a resolution or an ordinance memorializing the City Council’s determination on limiting campaign contributions to a specific amount be brought for adoption; and

**RECEIVED AND FILED. DIRECTED STAFF TO PREPARE A CITIES COMPARISON REPORT AND BRING BACK FOR CONSIDERATION**

**5-B. CONSIDERATION AND POSSIBLE ACTION TO INTRODUCE AND WAIVE FIRST READING OF AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE (“MPMC”) CHAPTER 21.44 REGULATING DEVELOPMENT AGREEMENTS AND CODIFYING THE BUSINESS RECOVERY DEVELOPMENT AGREEMENT ZONE (“BRDZ”) INTO MPMC CHAPTER 21.45**

It is recommended that the City Council:

- (1) Introduce and waive first reading of an Ordinance amending MPMC Chapter 21.44, regulating development agreements, and codifying the BRDZ at MPMC Chapter 21.45; or
- (2) Take such additional, related, action that may be desirable.

MOTION BY: LIANG				
SECONDED BY: LO				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LIANG	X			
SORNOSO	X			
LO	X			
YIU	X			
CHAN	X			

**APPROVED RECOMMENDATION**

**ORDINANCE – 1<sup>ST</sup> READING AS AMENDED TO INCLUDE PAGE 2 TO EXHIBIT B**

**5-C. CREATING THE MONTEREY PARK HOMEOWNERS’ ASSOCIATION MONITORING PROGRAM CONSIDERING AN ORDINANCE AMENDING MONTEREY PARK MUNICIPAL CODE §§ 4.10.080 AND 21.04.475, AND CHAPTERS 21.32 AND 4.30 TO REGULATE HOMEOWNERS’ ASSOCIATIONS WITHIN THE CITY (CONTINUED FROM SEPTEMBER 2<sup>ND</sup>)**

It is recommended that the City Council:

- (1) Introduce and waive first reading of the draft Ordinance;
- (2) Adopt a Resolution creating the Monterey Park Homeowners’ Association Program; or
- (3) Alternatively, take such additional, related, action that may be desirable.

**CEQA (California Environmental Quality Act):**

The proposed actions are exempt from additional review under the California Environmental Quality Act (California Public Resources Code §§ 21000, *et seq.*, “CEQA”) and CEQA regulations (14 California Code of Regulations (“CCR”) §§ 15000, *et seq.*) because they establish rules and procedures to clarify existing policies and practices related to discretionary permitting; do not involve any commitment to a specific project which could result in a potentially significant physical impact on the environment; and constitute an organizational or administrative activity that will not result in direct or indirect physical changes in the environment. Accordingly, these actions do not constitute a “project” that requires environmental review (see specifically 14 CCR § 15378(b)(4-5)).

MOTION BY: LO				
SECONDED BY: YIU				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LIANG	X			
SORNOSO	X			
LO	X			
YIU	X			
CHAN	X			

**APPROVED RECOMMENDATIONS**

**RESOLUTION NO. 12199 ADOPTED**  
**ORDINANCE – 1<sup>ST</sup> READING**

**5-D. CONSIDERATION AND POSSIBLE ACTION TO INTRODUCE AN OMNIBUS ORDINANCE AMENDING VARIOUS CHAPTERS AND SECTIONS OF THE MONTEREY PARK MUNICIPAL CODE AND ADOPT AN ADMINISTRATIVE CODE ESTABLISHING CITY DEPARTMENTS**

It is recommended that the City Council consider:

- (1) Introducing and waiving first reading of a draft Ordinance amending and repealing various chapters and sections of the Monterey Park Municipal Code;
- (2) Adopting a Resolution approving an Administrative Code establishing City departments; or
- (3) Alternatively, taking such additional, related, action that may be desirable.

MOTION BY: LO				
SECONDED BY: LIANG				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LIANG	X			
SORNOSO	X			
LO	X			
YIU	X			
CHAN	X			

**APPROVED RECOMMENDATION**  
**RESOLUTION NO. 12200 ADOPTED**  
**ORDINANCE – 1<sup>ST</sup> READING**

**5-E. CONSIDERATION AND POSSIBLE ACTION TO AUTHORIZE THE MAYOR TO EXECUTE A THREE-YEAR EMPLOYMENT AGREEMENT WITH CITY MANAGER RON BOW IN A FORM APPROVED BY THE CITY ATTORNEY. FISCAL IMPACTS INCLUDE (1) AN APPROVED 1% INCREASE IN BASE COMPENSATION FOR A TOTAL OF \$220,180 BEGINNING JANUARY 1, 2021; (2) AN ANTICIPATED, BUT CONTINGENT, INCREASE IN COMPENSATION OF 1.5% FOR A TOTAL OF \$222,382 BEGINNING AUGUST 1, 2021; AND (3) AN ANTICIPATED, BUT CONTINGENT, INCREASE IN COMPENSATION OF 2% FOR A TOTAL OF \$226,830 BEGINNING AUGUST 1, 2022. IF THE CONTINGENCY IN NO. 2, ABOVE, IS NOT IMPLEMENTED, THEN THE TOTAL BASE SALARY COMPENSATION BEGINNING AUGUST 1, 2022 IS \$225,685. THESE BASE SALARIES ARE IN ADDITION TO VARIOUS FRINGE BENEFITS INCLUDING, WITHOUT LIMITATION, RETIREE MEDICAL BENEFITS**

It is recommended that the City Council:

- (1) Authorize the Mayor to execute a contract with Mr. Ron Bow in a form approved by the City Attorney; and
- (2) Take such additional, related, action that may be desirable.

MOTION BY: LIANG				
SECONDED BY: SORNOSO				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LIANG	X			
SORNOSO	X			
LO	X			
YIU	X			
CHAN	X			

**APPROVED RECOMMENDATION**



**[6.] COUNCIL COMMUNICATIONS AND MAYOR/COUNCIL AND AGENCY MATTERS**

**6-A. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK FINALIZING A MEMORANDUM OF UNDERSTANDING ON PROMOTING EXCHANGES AND COOPERATION BETWEEN THE CITY OF MONTEREY PARK AND FOSHAN CITY, PEOPLE'S REPUBLIC OF CHINA - REQUESTED BY MAYOR CHAN**

It is recommended that the City Council consider:

- (1) Adopting a Resolution finalizing a Memorandum of Understanding on promoting exchanges and cooperation between the City of Monterey Park and Foshan City, People's Republic of China; and
- (2) Taking such additional, related, action that may be desirable

MOTION BY: CHAN				
SECONDED BY: LIANG				
COUNCIL MEMBERS	AYE	NO	ABSTAIN	ABSENT
LIANG	X			
SORNOSO	X			
LO	X			
YIU	X			
CHAN	X			

**THIS ITEM WAS HEARD WITH ITEM NO. 6B.**

**RESOLUTION NO. 12201 ADOPTED**

**6-B. A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF MONTEREY PARK FINALIZING AN AGREEMENT TO ESTABLISH FRIENDSHIP CITY RELATIONSHIP BETWEEN THE CITY OF MONTEREY PARK AND WEI COUNTY, HEBEI PROVINCE, PEOPLE'S REPUBLIC OF CHINA - REQUESTED BY MAYOR CHAN**

It is recommended that the City Council consider:

- (1) Adopting a Resolution finalizing an agreement to establish Friendship City relationship between the City of Monterey Park and Wei County, Hebei Province, People's Republic of China
- (2) Taking such additional, related, action that may be desirable

**THIS ITEM WAS HEARD WITH ITEM NO. 6A. RESOLUTION NO. 12202 ADOPTED**

**[7.] CLOSED SESSION (IF REQUIRED; CITY ATTORNEY TO ANNOUNCE)**

**ADJOURNED – 10:41 p.m.**